

63-144

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
(Joint Tenancy)**

**B & P Realty**, a Maine Partnership with an address of 10 Park Street, Waterville, Maine 04901

for consideration paid,

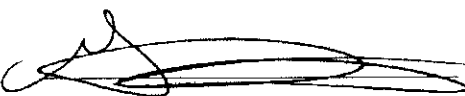
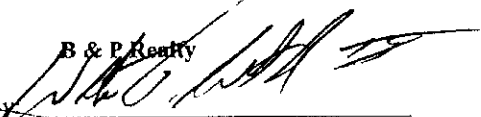
grants to **Joseph R. Rossignol and Trisha L. Rossignol** (3)


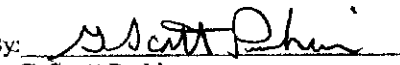
of 24 Quimby Street, Augusta, Maine 04330

with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Waterville, Kennebec County,  
State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF**

**IN WITNESS WHEREOF**, B & P Realty, has caused this deed to be executed by Walter G.  
Bowditch, III, its Partner, and G. Scott Perkins, its Partner, this 6 day of August, 2004.

 By   
Walter G. Bowditch, III  
Its Partner

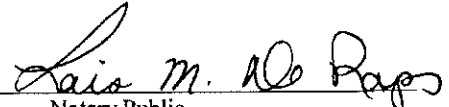
 By   
G. Scott Perkins  
Its Partner

**THE STATE OF MAINE  
Kennebec County, ss.**

August 6, 2004

Then personally appeared the above-named **Walter G. Bowditch, III**, in said capacity as Partner  
of B & P Realty and acknowledged the foregoing instrument to be his free act and deed and the free act  
and deed of said Partnership.

Before me,

  
Notary Public  
Lois M. DeRaps  
my Commission Expires  
on 2-22-07

3) Yankee

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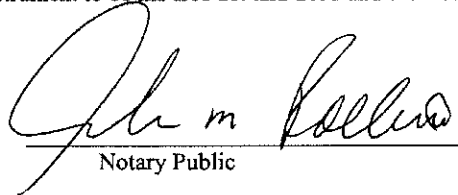
Print Name: Lois M. DeRops

THE STATE OF MAINE  
Kennebec County, ss.

August 6, 2004

Then personally appeared the above-named **G. Scott Perkins**, in said capacity as Partner of B & P Realty and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Partnership.

Before me,

  
Notary Public

Print Name: ANDREW M. ROLLINS  
Notary Public, Maine  
My Commission Expires July 20, 2011

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Received Kennebec SS.  
08/18/2004 2:05PM  
# Pages 3 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

Exhibit A

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and being Lot #52 on Libby Heights as shown by a plan thereof dated October 2, 1919 made by J. H. Burleigh, C.E., lying on the westerly side of College Avenue, bounded and described as follows, to wit:

Beginning at a point in the westerly line of said College Avenue, seventy seven (77) feet northerly from the point where it is intersected by the northerly line of Harold Street, and running thence westerly at right angles to College Avenue one hundred fifteen and one half (115 ½) feet; thence northerly parallel with College Avenue seventy seven (77) feet; thence easterly at right angles to College Avenue one hundred fifteen and one half (115 ½) feet; thence southerly on College Avenue seventy seven (77) feet to the point of beginning.

For Grantor's source of title, reference is made to Deed from Kathy B. Colwell dated January 18, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4617, Page 328.